

BOARD OF APPEAL REFERRALS

November 10, 1983

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MEMORANDUM

November 10, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/22/83

Z-6457
Frances P. Camerano
18 Spring Street, West Roxbury
near Center Street

One-family dwelling and ice cream parlor - 2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: install take-out window, exterior seating, and sign.

Violation(s):

Take-out restaurant with exterior seating and sign is conditional use.

Off-street parking is insufficient.

In January 1983, Authority recommended denial of similar petition; Board of Appeal denied without prejudice.

Ice cream parlor with interior seating accommodations for 20 patrons has operated since May 1982. Parking is a constant problem at the congested intersection of Centre-Spring Streets. Abutters have expressed strong opposition. Recommend denial.

VOTED: In reference to petition Z-6457, Frances P. Camerano, 18 Spring Street, West Roxbury, for a conditional use and a variance to install take-out window, exterior seating, and sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is located at congested intersection of Centre-Spring Streets, where parking is a constant problem. Abutters still express strong opposition. Petitioner has not met with abutters as recommended by Board of Appeal to address concerns: trash, signage, parking, of trucks.



Z-6457
18 SPRING ST
(W.R.)

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6465

Mark Diarbakerly

3 Washington Street, Brighton
at Brookline line

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition for storage and servicing of automobiles.

Violation(s):

Gas service station is conditional use.

Rear yard is insufficient.

Addition will provide interior auto storage. No additional traffic will be created. Recommend approval with proviso.

VOTED: In reference to petition Z-6465, Mark Diarbakerly, 3 Washington Street, Brighton, for a conditional use and a variance to erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service stations.



Z-6465

3 WASHINGTON ST

BRI

Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6493
Hill House, Inc.
74 Joy Street, Boston
near Cambridge Street

Four-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from community center, day care for 60 children,
to same and offices.

Violation(s):

Agency office is forbidden use.

Proposal will provide office space necessary for continuance of community
service facility (Hill House). Recommend approval.

VOTED: In reference to petition Z-6493, Hill House, Inc.,
74 Joy Street, Boston, for a forbidden use for
change of occupancy from community center and day
care to same uses and offices in an apartment
(H-2-65) district, the Boston Redevelopment
Authority recommends approval. Proposal will
provide office space necessary for continuance
of community service facility (Hill House).



Z-6493

74 JOY ST.

B. P.

NEW

CHARLTON

NEW

STREET

STREET

SOMERSET

PEMBERTON SQUARE

COUNTY COURT

SUFFOLK

THE TROPICAN DISTRICT COMMISSION

FORD HALL

MASON MEMORIAL UNITED CHURCH SERVICES

COMMONWEALTH OF MASSACHUSETTS STATE HOUSE

STANFORD

LYNDE

MCLEAN ST

STREET

BLOSSOM

AMBRIDGE

STREET

BRIMAN

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6503

William T. Gable

18 Maple Terrace, West Roxbury
near Maple Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-car garage accessory to one-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Petitioner's car has been stolen and damaged. Proposal, which has been reviewed with abutters, will tend to prevent recurrence. Recommend approval.

VOTED: In reference to petition Z-6503, William T. Gable, 18 Maple Terrace, West Roxbury, for two variances to erect accessory one-car garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal, which has been reviewed with abutters, will tend to prevent recurrence of auto theft.



7-6503

18 MAPLE TER.

W. R.

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6521

Martha J. Gillis and Doreen R. Kelly
15 Houston Street, West Roxbury
near Crest Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

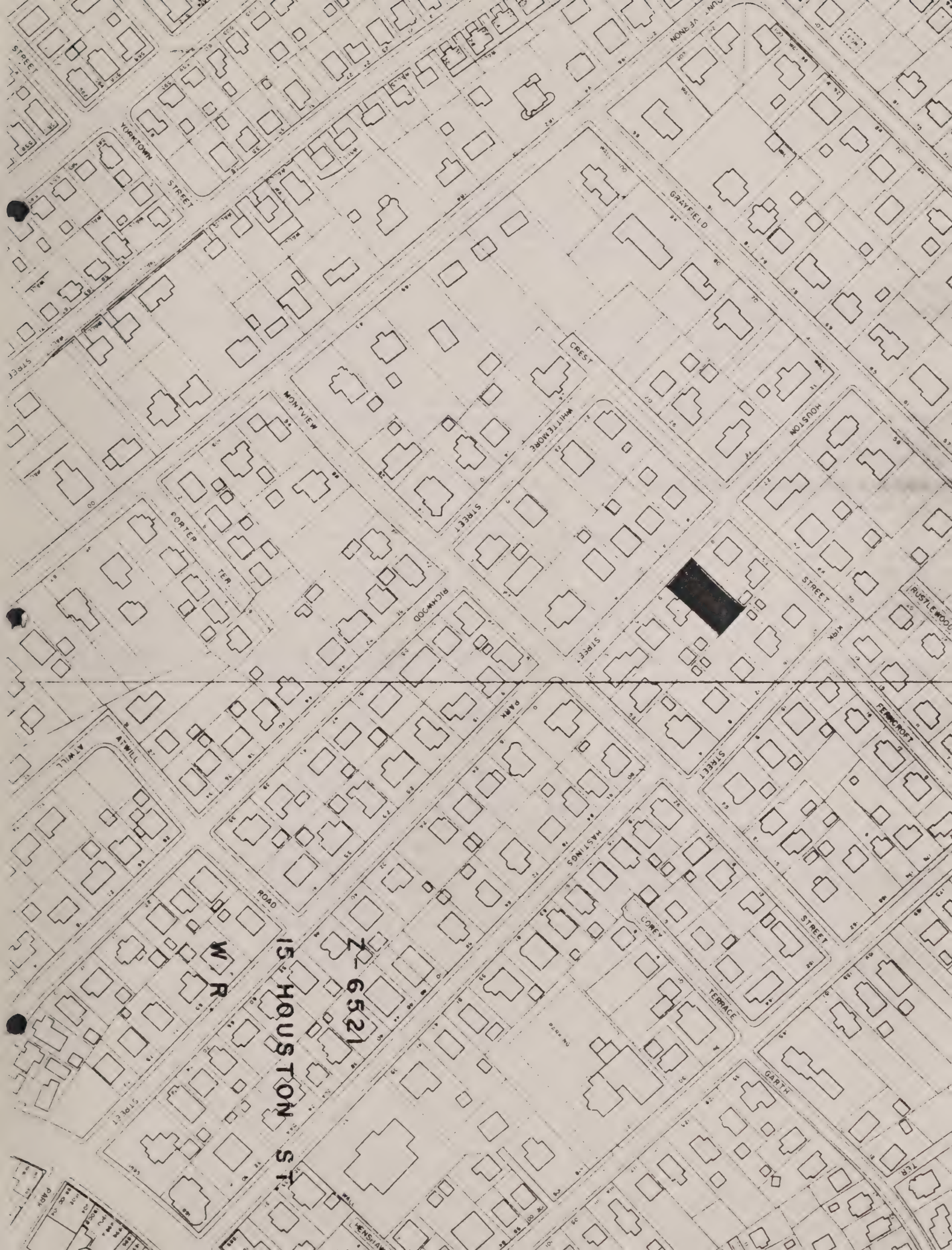
Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Side yard is insufficient.

Addition will create kitchen / family room space. Violation is minimal.
Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6521, Martha J. Gillis and Doreen R. Kelly, 15 Houston Street, West Roxbury, for a variance to erect a one-story addition to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition will provide space needed for kitchen/family room.



15 HOUSTON ST

Z-6521

W R

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6524

Marshall Real Estate Trust
48-50 Winter Street, Boston
near Tremont Street

Five-story structure

District(s): apartment _____ general business B-10 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one apartment, stores, offices, and restaurant to three apartments, stores, offices, and restaurant.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Proposal is compatible with ongoing residential conversions in the downtown core. Recommend approval with proviso.

VOTED: In reference to petition Z-6524, Marshall Real Estate Trust, 48-50 Winter Street, Boston, for a forbidden use and a variance for change of occupancy from one apartment, stores, offices, and restaurant to three apartments, stores, offices, and restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that plans be submitted to the Authority for design review approval.



Z-6524
48-50 WINTER ST.
(B.P.)

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6534

Werner and Ursula Dafeldecker
15r Hampstead Road, Jamaica Plain
near South Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-car garage accessory to two-family dwelling.

Violation(s):

Accessory garage may not be nearer than four feet to side lot line.

Petition will legalize existing condition. Abutters have no objection.
Recommend approval with proviso.

VOTED: In reference to petition Z-6534, Werner and Ursula Dafeldecker, 15r Hampstead Road, Jamaica Plain, for a variance to erect accessory one-car garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that existing garage be used only for storage of automobile.



Z-6534

15 R HAMPSTEAD RD.

J.P.

Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6535-6538

Timothy J. and Regina M. Sullivan
97-103 Msgr. Patrick J. Lydon Way, Dorchester
near Florida Street

Four three-story row structures.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: combine buildings for 16 apartments.

Violation(s):

Extension of nonconforming use.

Open space is insufficient.

Buildings, vacant for several years, will be restored to viable occupancy.
Community supports development. Recommend approval with proviso.

VOTED: In reference to petitions S-6535-6538, Timothy J. and Regina M. Sullivan, 97-103 Msgr. Patrick J. Lydon Way, Dorchester, for extension of nonconforming use and four variances to combine four buildings for 16 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review.



MARY HEMMENWAY
PLAYGROUND

Z-6535-6538

97-103 MSGR. P.J. LYDON WAY

DOR.

BOSTON PUBLIC
LIBRARY
ADAMS
STREET
BRANCH

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6542

G. Gerald O'Donahoe et al.
48-50 Melrose Street, Boston
near Arlington Street

Two-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from office and film exchange to two apartments and offices; erect two additions.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Open space and rear yard are insufficient.

Proposal is compatible with predominantly residential area. Developer has worked with community. Bay Village Neighborhood Association has no objection. Recommend approval.

VOTED: In reference to petition Z-6542, G. Gerald O'Donahoe et al., 48-50 Melrose Street, Boston, for extension of nonconforming use and three variances for change of occupancy from office and film exchange to two apartments and offices and erect two additions, in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with predominantly residential area. Developer has worked with community.



48-50 MELROSE ST

Z-6542

B.P.

Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6549

Beryl and Leslie J. Barenholtz
101 Kilbarnock Street, Boston
near Queensberry Street

Private parking lot - 4937 square feet

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: use premises - open air parking for fee - 24 spaces.

Violation(s):

Parking lot is forbidden use.

Front yard is insufficient.

Proposal is inappropriate and excessive for this small lot. However, leasing of reduced number of spaces to neighborhood residents would be acceptable. Recommend denial.

VOTED: In reference to petition Z-6549, Beryl and Leslie J. Barenholtz, 101 Kilbarnock Street, Boston, for a forbidden use and a variance for use of premises for open air parking for fee - 24 spaces - in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate and excessive for this small lot. However, leasing of reduced number of spaces to neighborhood residents would be acceptable. A traffic study of West Fenway area is currently being conducted by Authority staff. Existing parking, future needs, and modes of transportation are being addressed.



Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6558

Steve Dimitriades

662 Huntington Avenue, Roxbury
at Worthington Street

One-story structure

District(s): apartment _____ general business B-1 _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change use from gas station to gas station and sale of used cars.

Violation(s):

Outdoor sale and display for sale of motor vehicles is
conditional use.

Site is most inappropriate for proposed used car sales. This dense
residential and institutional area has been overly congested with traffic
and on-street parking for many years. Recommend denial.

VOTED: In reference to petition Z-6558, Steve Dimitriades,
662 Huntington Avenue, Roxbury, for a conditional use
for change of occupancy from gas station to gas
station and sale of five used cars in a general
business (B-1) district, the Boston Redevelopment
Authority recommends denial. Site is most inappro-
priate for used car sales. This dense residential-
institutional area has been overly congested with
traffic and on-street parking for many years.
Proposal does not meet requirements for conditional
use.



7-6558

662 HUNTINGTON AVE

ROX

Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6569

Stephen Guarracino

13 Williams Avenue, Hyde Park

near Truman Highway

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

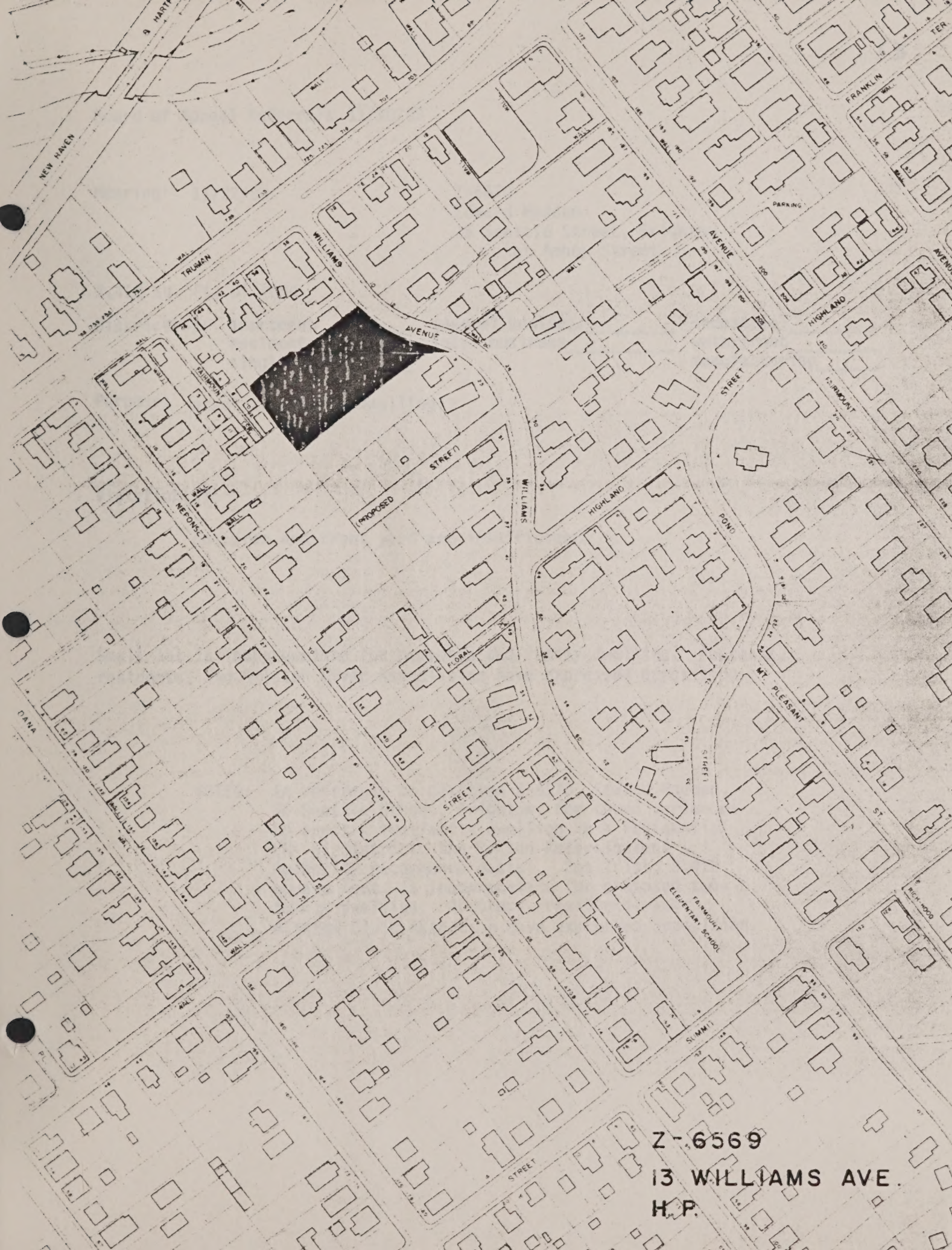
Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy has existed for many years. Abutter supports appeal.
Recommend approval.

VOTED: In reference to petition Z-6569, Stephen Guarracino, 13 Williams Avenue, Hyde Park, for a forbidden use and a variance to legalize occupancy as two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for many years without adverse impact.



Z-6569

13 WILLIAMS AVE.

H.P.

Board of Appeal Referrals 11/10/83

Hearing: 11/22/83

Z-6570
 Edward Madden
 15 Seattle Street, Brighton
 at Amboy Street

3,412 sq. ft. of land

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect two-family dwelling.

Violation(s):

Lot area and front yard are insufficient.

Small lot is inappropriate for proposed two-family dwelling. Abutters, residents, and Allston Civic Association have expressed opposition.

VOTED: In reference to petition Z-6570, Edward Madden, 15 Seattle Street, Brighton, for three variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Small lot, 3,412 square feet, is inappropriate for proposed two-family dwelling. Abutters, residents, and Allston Civic Association have expressed opposition.



Z-6570
15 SEATTLE ST.
BRI

TOLL BOOTH

TOLL BOOTH

TOLL BOOTH

TOLL BOOTH

STORAGE & PARKING

RAILROAD
ALBANY
BOSTON

BOSTON & ALBANY RAILROAD

MASSACHUSETTS TURNPIKE EXTENSION

PLATFORM
LOADING
TRAILER

STREET

STREET

STREET

STREET

PLAYGROUND

PARKING

PARKING

PLATFORM

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